

## WARREN COUNTY BOARD OF SUPERVISORS

**COMMITTEE: COUNTY FACILITIES**

**DATE: APRIL 26, 2011**

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**COMMITTEE MEMBERS PRESENT: OTHERS PRESENT:**

SUPERVISORS MCCOY  
THOMAS  
VANNESS  
GIRARD  
BELDEN

JEFFERY TENNYSON, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC WORKS  
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS  
DANIEL G. STEC, CHAIRMAN OF THE BOARD  
PAUL DUSEK, COUNTY ATTORNEY/ADMINISTRATOR  
JOAN SADY, CLERK OF THE BOARD  
SUPERVISORS LOEB  
STRAINER  
THOMAS  
BUD YORK, COUNTY SHERIFF  
DON LEHMAN, *THE POST STAR*  
CHARLENE DIRESTA, SR. LEGISLATIVE OFFICE SPECIALIST

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Mr. McCoy called the meeting of the County Facilities Committee to order at 11:48 a.m.

Motion was made by Mr. Belden, seconded by Mr. Girard and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Frank Morehouse, Superintendent of Buildings, who distributed copies of his agenda packet to the Committee members; *a copy of the agenda packet is on file with the minutes.*

Commencing with the agenda review, Mr. Morehouse requested authorization to purchase ten additional speakers for the PA System at the Human Services Building (HSB) from Fire, Security & Sound, Inc. for a total amount not to exceed \$1,184. He said there had been discussion on the possibility of installing an All Call System utilizing the existing phone lines; therefore, he added, funding for the purchase of PA speakers had been removed from the budget. He reported the ten additional speakers were needed to cover "dead spots" in the current PA System and noted the cost of installing the All Call System would be approximately \$15,327 and that system would also contain "dead spots". He noted the speakers would be installed by Buildings & Grounds staff and Fire, Security & Sound, Inc. would complete the final connections and test the system. Mr. Morehouse said it was his recommendation that the ten additional speakers be purchased to cover the "dead spots" as opposed to incurring the expense of the All Call System.

Following a brief discussion, motion was made by Mr. Belden, seconded by Mr. Girard and carried unanimously to authorize an agreement with Fire, Security & Sound, Inc. for the purchase of ten additional PA speakers for a total amount not to exceed \$1,184. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the May 20, 2011 Board meeting.*

Mr. Morehouse pointed out he did not have the funds available within the Department's budget for the speakers and he requested a referral to the Finance Committee to determine a source of funding.

Motion was made by Mr. Belden, seconded by Mr. Girard and carried unanimously to refer the aforementioned matter to the Finance Committee to determine a source of funding. (*Subsequent*

*to the meeting it was determined there was funding available in Capital Project No. H263.9550 280, Design & Construction of Health & Human Services Building; therefore, a referral to the Finance Committee would not be necessary.)*

Chairman Stec entered the meeting at 11:53 a.m.

Jeffery Tennyson, Superintendent of the DPW (Department of Public Works), stated there was a proposal from developers who owned property connected to the Route 9 Outlet Malls for the possibility of construction of an access road which would run directly across Route 9 from the Exit 20 Off Ramp and across the employee parking area of the Public Safety Building located on the Municipal Center campus. He added the access road would continue through the wooded area behind the outlets on Route 9, concluding behind the Reebok Building. Mr. Tennyson noted there were two aerial maps of the proposed location included in the agenda packet; *copies of the maps are on file with the minutes.*

Mr. Tennyson said the developers had met with Chairman Stec; Paul Dusek, County Attorney/Administrator; and him to discuss the possibility of the access road. He noted the proposed access road would make the intersection at Exit 20 a four-way intersection. He stated that Dave Kenny, owner of the Reebok Building, planned to re-orient the Building perpendicular to Route 9 to create a road connecting the proposed access road to Route 9. Mr. Tennyson pointed out that it was important to obtain Sheriff York's opinion of the proposal and said it was his belief that the access road would impact the entrance to the Public Safety Building which was used to transport prisoners.

Discussion ensued pertaining to the exact location of the proposed access road.

Mr. VanNess pointed out that when the Public Safety Building was initially constructed there had been a proposal to construct an entrance to the Building directly connected to Route 9 which had met with opposition from the Courthouse Estates property owners. Sheriff York expressed his opposition to the proposed access road due to security concerns. He added the proposed access road would also almost completely eliminate the employee parking lot which would drastically effect the amount of available parking for the Building. He stated the access road would make the area more vulnerable to foot traffic, chemical spills and the glare from vehicle headlights would impact the security cameras for the Building. He announced he was opposed to the proposal and would oppose it publicly, if necessary.

Mr. Belden asked who had originally proposed the access road and Mr. Tennyson replied Mr. D. Kenny and added John McCormack, owner of the wooded area behind the outlets was also included in the proposal. Mr. Dusek pointed out that Mr. D. Kenny and Mr. McCormack had presented the possible benefits to the County would include better traffic flow and an increase in sales tax revenues. Mr. Strainer interjected that the owners of the businesses on the other side of Route 9 would be opposed to the access road as it would divert traffic away from their stores. Mr. VanNess agreed with Sheriff York's assessment and said the Public Safety Committee was likely to be opposed as well.

Following further discussion on the matter, motion was made by Mr. VanNess, seconded by Mr. Girard and carried unanimously to decline the proposal from Mr. D. Kenny and Mr. McCormack for construction of the aforementioned access road.

Mr. Morehouse said the next item on the agenda pertained to the possible renewal of the lease with Perkins Recycling and he requested Mr. Dusek to provide further details. Mr. Dusek explained there

had been a five year lease agreement with Perkins Recycling to lease a portion of the 14 acres of the former Ciba Geigy property which was owned by the County and also housed the DPW Shop. He said Perkins Recycling used a building on the property and stored containers, as well. He apprised that Perkins Recycling paid a monthly leasing fee of \$8,000 for the last five years and the lease would be ending on June 30, 2011. He commented that he had called Perkins Recycling to determine their intentions to renew the lease but had not yet received an answer. He questioned the Committee to determine if they wanted to renew the lease with Perkins Recycling or sell the property. Mr. VanNess advised he had spoken with Robert Perkins, owner of Perkins Recycling, and had determined there was interest in purchasing the property from the County. He continued by saying Mr. Perkins had purchased a parcel in South Glens Falls and would likely relocate the business if he was unable to purchase the portion of the former Ciba Geigy property owned by the County. He opined it would be beneficial to the County to enter into negotiations with Perkins Recycling for the possible sale of the property assuming the agreement with NYS DEC (New York State Department of Environmental Conservation) allowed for sale of the property. Mr. Strainer asked if there would be problems with selling a portion of the parcel since the DPW Shop was located on the parcel as well.

Mr. Dusek explained that the purchase of the former Ciba Geigy property occurred prior to his tenure as County Attorney and noted the County had acquired the property for \$1 in 1992. In return for the low purchase price, he continued, the property came saddled with a number of restrictions due to its designation as a Brownfield Opportunity Program clean-up site. In addition to the restrictions, Mr. Dusek said, the County had taken on an obligation to forever indemnify and defend Ciba Geigy against any future claims of pollution. He voiced his concern that sale of the property meant loss of control over the property and if an event happened on the property which triggered a pollution claim, the County would continue to carry the liability for the clean up. Following further discussion on the matter, it was the consensus of the Committee that the County Attorney contact Mr. Perkins to determine his intentions in continuing the current lease agreement for a portion of the former Ciba Geigy property owned by the County.

Pertaining to the pending item concerning the former WIC (Women, Infants and Children) Building, Mr. Morehouse asked the Committee if they wanted him to look into the possibility of contracting for the installation of a new roof and dormers. He said the Building was currently shut down and closed. Mr. Tennyson advised the intention had been to look at the Building again in the summer and report any recommendations to the Committee. He stated the options for the Building were to sell the parcel "as is", repair the Building and lease it or demolish the Building and retain the parcel for future expansion or use. Mr. Strainer advised the Building could be an additional rental property for the County assuming the repairs were not too costly. He added the lease could be inclusive of Co-Gen power which would help to offset the costs associated with the Co-Gen operation for Westmount Health Facility. Mr. Belden estimated the cost of a new roof for the building to be approximately \$50,000. Mr. Morehouse noted it would be difficult to lease the Building as the second floor was not handicapped accessible. Mr. Dusek stated the intention was to wait until 2012 to complete any necessary construction or demolition on the Building as there were no funds available in the 2011 budget. In the meantime, he continued, it was necessary to decide on a plan for the Building. He stated it was important to complete a full evaluation of the costs involved with each scenario, such as the cost of demolition, the cost of repairs, the likelihood of renting or leasing the Building, the anticipated rents which could be collected and the effects on the Co-Gen system. He opined if the full evaluation was completed the Committee would be able to make an informed decision as to the future of the Building. Mr. Tennyson commented the DPW staff would work on completing a full evaluation of the Building during the summer. He noted other options were to

repair the Building for sale or to sell it "as is". He mentioned that if the County decided to demolish the Building, it would be necessary to complete a survey to determine the presence of asbestos.

Pertaining to the pending item which was a referral from the Public Safety Committee concerning possible construction of a car port for the EMS (Emergency Medical Services) vehicles, Mr. Morehouse said, there was nothing further to report due to a lack of available funding. Mr. VanNess reported that Brian LaFlure, Director of the Office of Emergency Services (OES)/Fire Coordinator, was looking for a possible source of funding. Mr. Tennyson commented that he would continue to work with Mr. LaFlure to determine a budgetary estimate and noted this would also be a 2012 project due to lack of funding. Mr. Girard asked if Perkins Recycling decided not to renew their current lease would it be possible to store EMS vehicles in that location on a temporary basis. Mr. Tennyson replied the question would need to be posed to Mr. LaFlure to determine if the distance from the OES Offices would be an issue. Mr. Thomas suggested the item remain on the pending item list until the County was able to complete the project.

Mr. Morehouse noted the last pending item pertained to quotes for the PA System at the HSB and he requested it be removed from the list.

Mr. VanNess asked if the staff and shipping/receiving doors on the back of the HSB were controlled by the key fob security system which was in place throughout the building. Mr. Morehouse responded affirmatively and noted all entrance doors were controlled by the key fobs and were alarmed to the security desk. Mr. Loeb inquired about the possibility of making the lockers located in front of the DSS (Department of Social Services) Office in the HSB usable and Mr. Morehouse responded he would look into it.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Belden and seconded by Mr. VanNess, Mr. McCoy adjourned the meeting at 12:33 p.m.

Respectfully submitted,  
Charlene DiResta, Sr. Legislative Office Specialist